

**MINUTES  
OF THE WORK SESSION OF THE  
EDINA CITY COUNCIL AND EDINA PLANNING COMMISSION  
HELD AT CITY HALL  
SEPTEMBER 4, 2012  
5:00 P.M.**

Mayor Hovland called the meeting to order at 5:05 p.m. in the Community Room of City Hall. Answering rollcall were Members Brindle, Sprague, Swenson and Mayor Hovland. Member Bennett entered the meeting at 5:07 p.m.

Edina Planning Commissioners attending were: Michael Fischer, Arlene Forrest, Floyd Grabel, Chair, Michael Platteter, Ken Potts, Nancy Nyrop Scherer, and Kevin Stanton.

Edina City Staff attending the meeting: Kris Aaker, Assistant City Planner; Jennifer Bennerotte, Communications and Technology Services Director; Wayne Houle, Director of Engineering; Ari Klugman, City Manager Intern; Karen Kurt, Assistant City Manager; Jeff Long, Police Chief; Debra Mangen, City Clerk; Scott Neal, City Manager; Bill Neuendorf, Economic Development Manager; Brian Olson, Public Works Director; Shelagh Stoerzinger, Appraiser; Cary Teague, Director of Community Development; Bob Wilson, City Assessor.

**HILLCREST DEVELOPMENT (PENTAGON PARK PLANS)**

James Nelson, Adviser to Hillcrest Development introduced Scott Tankenoff and Charlie Nestor of Hillcrest Development. Mr. Tankenoff gave an overview of Hillcrest's plan for the potential renovation and redevelopment of Pentagon Park.

The Mayor thanked the men for their presentation and suggested the Planning Commission and City Council begin their portion of the work session.

**CITY COUNCIL/PLANNING COMMISSION DISCUSSION**

The City Council and Planning Commission discussed the consideration of subdivisions resulting in lots less than 9,000 square feet and 75 feet in width and Building Height/Grading concurrently. Concerns included: impact of redevelopment when larger homes are built, how to regulate the maximum size homes allowed on the smaller (50 foot) lots, desire to not quell redevelopment in balance with neighborhood concerns, height and impact on neighborhood character, grading and drainage. Generally the Council did not indicate any desire to use PUD for residential areas, and suggested further work continue on the issues surrounding height and subdivisions. Public meetings were suggested if changes are contemplated to minimum lot size.

The Commission's ongoing work on the City's Zoning Code was acknowledged to be an important part of the 2013 Work Plan.

The Council indicated they liked the outcome of the projects that have utilized the Sketch Plan review process and encouraged its continued use.

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The Council and Commission briefly discussed the Grandview Framework's next steps. Discussion included need to develop a vision for the public realm, how to move forward with so many individual property owners, was there a need for a master developer, and public involvement in the next phase. It was suggested some long term discussion with the community regarding the public space realm was needed. Further, all parties should be at the table including the City, the School District and the land owners. Manager Neal suggested that the City's new Economic Development Manager, Bill Neuendorf be allowed to begin his work. One possible outcome might include a Small Area Plan.

Mayor Hovland declared the meeting adjourned at 6:57 p.m.

Respectfully submitted,

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Debra A. Mangan, City Clerk

Minutes approved by Edina City Council, September 19, 2012.

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James B. Hovland, Mayor